149.0	0002	0002.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,168,100 /	1,168,100
USE VALUE:	1,168,100 /	1,168,100
ASSESSED:	1,168,100 /	1,168,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		FARMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRAN NANCY H
Owner 2:	MAGUIRE CASEY A
Owner 3:	
Street 1:	2 FARMER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WILK RICHARD J -
Owner 2:	WILK-BLYTH DEBRA A -
Street 1:	2 FARMER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2008, having primarily Clapboard Exterior and 3150 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6015.000	747,800		420,300	1,168,100
Total Card	0.138	747,800		420,300	1,168,100
Total Parcel	0.138	747,800		420,300	1,168,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.83 | /Parcel: 370.83

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	293018
GIS Ref	
GIS Ref	
Insp Date	07/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 149.0-0002-0002.2

!15585!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	747,800	0	6,015.	420,300	1,168,100		Year end	12/23/2021
2021	101	FV	726,000	0	6,015.	420,300	1,146,300		Year End Roll	12/10/2020
2020	101	FV	725,700	0	6,015.	420,300	1,146,000	1,146,000	Year End Roll	12/18/2019
2019	101	FV	550,000	0	6,015.	420,300	970,300	970,300	Year End Roll	1/3/2019
2018	101	FV	550,000	0	6,015.	372,300	922,300	922,300	Year End Roll	12/20/2017
2017	101	FV	550,000	0	6,015.	312,200	862,200	862,200	Year End Roll	1/3/2017
2016	101	FV	550,000	0	6,015.	312,200	862,200	862,200	Year End	1/4/2016
2015	101	FV	539,100	0	6,015.	270,200	809,300	809,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:00:33

LAST REV

Date	Time
11/22/19	10:23:20

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15585

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILK RICHARD J,	73566-123	1	10/31/2019		1,225,000	No	No		
DOLAN DAVID D/S	52023-238		12/29/2008		840,000	No	No		
BUONICONTI PATR	50323-333		11/10/2007	Portion-Asst	870,000	No	No		

USER DEFINED

Prior Id # 1:	97870
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2008	300	New Buil	275,000	C		G9	GR FY09	NEW SF HOME
2/4/2008	101	Foundati	27,000	C		G9	GR FY09	NEW SF HOME

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	MEAS&NOTICE	CC	Chris C
12/31/2008	Measured	336	PATRIOT
10/30/2008	External Ins	BR	B Rossignol
7/17/2008	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6015		Sq. Ft.	Site		0	70.	1.00	8									420,313						420,300	

Total AC/HA:	0.13809	Total SF/SM:	6015	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,313	Spl Credit		Total: 420,300

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	OLIVE
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2008	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.98333335
Const Adj.:	1.04989493
Adj $ / SQ:	134.212
Other Features:	146105
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	755337
Depreciation:	7553
Depreciated Total:	747784

COMMENTS

SUBDIVISION 2007 - 6015SFT from # 47 ROBBINS RD.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	3	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

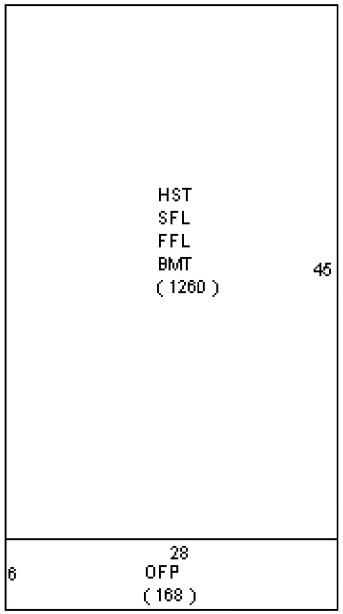
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	162.40
Special Features:	0	Val/Su Net:	163.35
Final Total:	747800	Val/Su SzAd	237.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,260	40.260	50,732
FFL	First Floor	1,260	134.210	169,107
SFL	Second Floor	1,260	134.210	169,107
HST	Half Story	630	134.210	84,553
OFP	Open Porch	168	27.630	4,643

Net Sketched Area:	4,578			Total:	478,142
Size Ad	3150	Gross Area	5208	FinArea	3150

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0002-0002.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: